DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0310
Leonardslee Gardens, Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6PP

DESCRIPTION:
Application for Approval of Details Reserved by Condition 15 (management of overflow car park) to approved application DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking).

RELEVANT PLANNING HISTORY:
DC/22/2229
Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting. Installation of new children's play area. Relocation of chicken enclosure. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary. (Part retrospective).
Permitted 10/07/2023

DETAILED DESCRIPTION

Planning Application DC/22/2229 was permitted on 10-07-2023. This permitted construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting. Installation of new children's play area. Relocation of chicken enclosure. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary. (Part retrospective).

Approval is now sought for details pursuant to condition 15 (management of overflow car park). The details submitted comprise an Overflow Car Management Plan dated 05.02.2025 by Leonardslee Lakes & Gardens.

SITE AND SURROUNDINGS

Leonardslee House is a Grade ll listed mansion of early 19th Century origin, almost entirely rebuilt in the mid-19th Century of the designs of TL Donaldson and reduced in c1965-66 with the removal of the major part of the north wing. Leonardslee House lies within an historic designed landscape of national importance, which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade I.

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation Officer: *Satisfied the management plan is clear in the intention to restrict access to this area other than at times when the main car park is at capacity.*

HDC Environmental Health: *From the detail in the management plan satisfied that the overflow car park will only be used when the main car park is at capacity. Given the above, do not object to condition 15 being formally discharged*

OUTSIDE AGENCIES

West Sussex County Council Highways: *No Objection*
Sussex Gardens Trust: *No comments to make on this occasion*

Parish Comments:
Lower Beeding Parish Council: None received

Representations:
2 no. Objections received, content summarised below:

Car Park Management Plan (CPMP)
The CPMP statement 1 to 4 inclusive are conflicting statements and open to ambiguous interpretation.
- Gates remain closed except when used for overflow parking by visitors conflicts with will be used by staff and visitors
- Gates remain closed conflicts with during events... will be opened for the duration of the event
- Gates will be opened for the duration of the event conflicts with the gates will remain closed during operating hours.

During the 2023 and 2024 Illuminated event where the car park was in full use despite this being a compliance breach with Condition 15 of the planning application, the car park had to be used because a vast amount of the main car park was taken up by a market and funfair.

It should be a condition, noted accordingly in the CPMP that the overspill car park may only be used if all main car park spaces are filled with vehicles. The overspill car park should not be allowed to be used if the applicant has chosen to occupy parking spaces with event setup (generators, marquees, funfairs, market trading stalls etc).

- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

we live directly south and have already experienced years of construction work over the fence.....building more car parks will not help reduce the flooding we experience every year due to run off from the estate. Please can someone at the council listen to us and stop this never ending over development

Other Considerations:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Condition 15:

Pre-Occupation Condition: *The overflow car park shall not be used or brought into first use until a management plan for its operation has been approved in writing by the Local Planning Authority. The plan shall set out when and how the overflow car park is open and available to use.*

Reason: To ensure a satisfactory development that is sympathetic to the landscape character within the High Weald Area of Outstanding Natural Beauty and the settings of Designated Heritage Assets, and in the interests of visual amenity in accordance with Policies 25, 30, 31, 32, 33, 34 of the Horsham District Planning Framework (2015).

Conclusion:

As per the determination of planning application DC/22/2229, parkland character is an important attribute of the landscape and heritage setting that needs to be retained, therefore overflow car parking should only be used when necessary, in order to reduce urbanising features.

To this end, condition 15 was imposed to secure the applicant's intention presented in that planning application, to restrict visitor parking in the overflow car park other than at times when the main car park is at capacity.

As revised (with the visitor parking of the overflow car park restricted to as and when the main car park is full), the management plan is now clear in this intention.

The District Conservation Officer and Landscape Officers and The Garden's Trust has raised no issue with the proposed management of the overflow car park, in terms of heritage and landscape impacts.

As per the Committee Resolution to DC/22/2229, the Local Ward Member has been consulted on the revised management plan dated 05-02-2025 and is now satisfied (the management plan having been amended as requested).

The submitted details regarding 15 are therefore acceptable, pursuant to the condition reason.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/22/2229) was judged water neutral under the Habitat Regulations and the details pursuant will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/24/0310
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Overflow Car Management Plan		05.02.2025

	dated 05.02.205 by Leonardslee Lakes & Gardens		

DELEGATED

Case Officer sign/initial Matthew Porter Date: 07-02-2025

Authorising Officer sign/initial ..... Date: .....